



- Mixed use investment opportunity producing approx £34,000 per annum • Good condition
- Double glazing • Central heating • Steel roller shutters.

A mixed used investment opportunity currently fully let producing £33,280 per annum. A substantial three-storey corner property comprising of 2 ground floor retail units together with 4 self-contained flats above (2x3 bed, 1x2 bed, 1x1 bed) accessed via a separate side entrance. The ground and first floors of 542 have been sold off on a long lease. 'Gyros Grill' occupies one of the ground floor retail units by way of a 5 year lease commencing January 2019 at a rental of £6,960 per annum. The second retail unit is occupied by 'Mini Chic Boutique' by way of a 5 year Lease commencing January 2019 at a rental income of £4,800 per annum. The flats are all currently let by way of Assured Shorthold Tenancies producing £19,680 per annum. The property is in good condition and benefits from double glazing, central heating and steel roller shutters.

Ground Floor Fronting Prescot Road (A57) on the corner of Batley Street, one of the main arterial routes linking the City Centre to the M62 Motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool City Centre.

Ground Floor Shop – Gyros Grill – Main Sales area, Rear kitchen, Prep room, WC. (701sq.ft) Shop – Mini Chic Boutique – Main Sales area, Rear room, Kitchen, WC. (538sq.ft)

First Floor Flat 1 – Open plan Lounge/ Kitchen, 2 Bedrooms,

Bathroom/WC. (512sq.ft) Flat 2 – Lounge, Kitchen, Bedroom, Bathroom/WC. (405sq.ft)

Second Floor Flat 3 – Open plan Lounge/ Kitchen, 3 Bedrooms, Bathroom/WC. (656sq.ft) Flat 4 – Open plan Lounge/ Kitchen, 3 Bedrooms, Bathroom/WC. (816sq.ft)

Outside Yard to the rear